



**AGENDA
PRE- BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, OCTOBER 27, 2014
PRE-COUNCIL CHAMBERS, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

- I. Call to Order
- II. Review of previous month's minutes
 - a. Discussion or questions pertaining to the September 22, 2014 meeting
 - b. Changes submitted by commissioners
- III. Questions concerning cases on current agenda of the Building Standards Commission
 - a. Any questions by commissioners to clarify issues with cases
- IV. Request for future agenda items
 - a. Any request by Commissioners
- V. Adjournment

**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 10:00 A.M., ON MONDAY, OCTOBER 27, 2014
CITY COUNCIL CHAMBER, CITY HALL
1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102**

- I. CALL TO ORDER

Melissa Konur (District 1)	Kenneth Williams (District 6)
Ronald Shearer (District 2)	Michael Ward (District 7)
Gerald Curtis (District 3)	Susan De Los Santos (District 8)
J. Cecil Driskell (District 4)	Juan Armenta (District 9)
Vacant (District 5)	
- II. PLEDGE OF ALLEGIANCE
- III. SWEARING IN OF NEW COMMISSIONER
- IV. CONSIDERATION OF THE BUILDING STANDARDS COMMISSION MINUTES OF THE SEPTEMBER 22, 2014 MEETING
- V. PRESENTATION OF EVIDENTIARY PACKET FOR CASES ON CURRENT AGENDA
- VI. CASES TO BE CONTINUED OR WITHDRAWN FROM TODAY'S AGENDA
- VII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Monday, October 13, 2014 at 3:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary
for the City of Fort Worth, Texas

VIII. NEW CASE CONTINUED – RESIDENTIAL

- a. **HS-14-135** 6312 Ava Court Drive aka Lot 23, Block 22, CARVER HEIGHTS. Owner(s): Fred D. Taylor Estate and Joy Juanita Burns Taylor Estate and Hazel Taylor Estate and Unknown Heirs c/o Maggie Taylor Sparks, Patricia Taylor Moore, Verleeta Lockin Pye, John Lee Osborne and Douglas Hayes Taylor. Lienholder(s)/Mortgagee(s): None.

IX. NEW CASES - RESIDENTIAL

- a. **HS-15-01** 2617 Janice Lane and Rear Structure aka Lot 1, Block 2, EASTERN MEADOWS ADDITION. Owner(s): William S Morgan aka William Scott Pfeiderer Morgan Estate, c/o Carol Cutler, William Robert Pfeiderer and unknown heirs, attn: Wyatt L Brooks, Attorney. Lienholder(s)/Mortgagee(s): Bank of America, Jason A. LeBoeuf, Esq, Barrett, Daffin, Frappier, Turner and Engel.
- b. **HS-15-02** 5633 Humbert Avenue aka Lot 17 to 18, Block 115, Chamberlain Arlington Heights #2. Owner(s): Billy Ray Moore. Lienholder(s)/Mortgagee(s): None.
- c. **HS-15-03** 4800 Littlepage Street and Rear Structure aka LOT THREE (3), BLOCK TEN (10), WEST VICKERY HEIGHTS ADDITION. Owner(s): Sherman and Dothine Robinson Estates, c/o Patricia Robinson Owens. Lienholder(s)/Mortgagee(s): None.
- d. **HS-15-04** 4256 Carol Avenue aka LOT 8, BLOCK 7, OUT OF THE B. JACKSON ADDITION. Owner(s): Juana Patricia Herrera. Lienholder(s)/Mortgagee(s): None.
- e. **HS-15-05** 1910 Birdell Street and Rear Structure aka LOT 4-B, a REVISION of LOT NUMBER FOUR (4), BLOCK NUMBER FOURTEEN (14), WALTER WILLIE ADDITION, THIRD FILING. Owner(s): Victor Guillory and Hattie Mae Guillory Estates, c/o Aaron D Guillory, Vera A Guillory Price, Gloria Guillory Johnson, Mildred Guillory Davis, Victoria Guillory Smith and Melvin Guillory. Lienholder(s)/Mortgagee(s): None.
- f. **HS-15-06** 1715 Lagonda Avenue aka Lot 11, Block 116, North Fort Worth. Owner(s): Melissa Gabriela Colunga Collazo aka Melissa Gabriela Colunga Collaza. Lienholder(s)/Mortgagee(s): None.
- g. **HS-15-07** 1709 Homan Avenue and Rear Structure aka LOT 8, BLOCK 114, BELMONT TERRACE ADDITION. Owner(s): Guadalupe Castro. Lienholder(s)/Mortgagee(s): None.

X. ADMINISTRATIVE CIVIL PENALTIES – RESIDENTIAL

- a. **ACP-15-08** 3304 NW 31st Street aka Lot 22 block two hundred seventeen (217) and the west 42 feet of Lot 23 block (217) Rosen Heights Addition. Owner(s): Robert Salas Estate and Maria Salas, Robert Salas Estate and Maria Salas, c/o Robert Salas Jr, c/o Angela Salas. Lienholder(s)/Mortgagee(s): LSF8 Master Participation Trust, c/o Caliber Home Loans, Inc, Goldome Credit Corp.
- b. **ACP-15-09** 1429 Bluebonnet Drive aka 8-R, Block 27, OAKHURST. Owner(s): Grover Honeycutt and Dorothy Honeycutt. Lienholder(s)/Mortgagee(s): AmeriGroup Mortgage Corp., Citizens National Mortgage Corp.

XI. AMENDMENTS CONTINUED – RESIDENTIAL

- a. **HS-14-111** 915 East Humbolt Street aka Lot 27, Block 2, MCANULTY & NESBITT SUBDIVISION of Block 2, EVANS SOUTH ADDITION. Owner(s): W.C. Benton, Marietta O Bryant McGee. Lienholder(s)/Mortgagee(s): None.

- b. **HS-14-112** 919 East Humbolt Street aka Lot 26, MCANULTY AND NESBITT'S SUBDIVISION of Block 2 Evans South Addition. Owner(s): W.C. Benton. Lienholder(s)/Mortgagee(s): None.

XII. AMENDMENT – COMMERCIAL

- a. **HS-14-55** 350 Shady Lane Drive aka 6001 Stoneybrook Drive aka 5931 Oakland Hills aka La Plaza Apartments aka Part of Lot 1A-R in Block 36 of Woodhaven Country Club Estates described by metes and bounds as Tract 2 in the deed aka Lot 1Ar Block 36 Woodhaven Cntry Club Estates per Tarrant Appraisal District Records. Owner(s): 11322 AIRPARK, LLC AND 11322 AIRPARK 2, LLC Attn: Willi am and Rachel Rhoads. Lienholder(s)/Mortgagee(s): FW5931OAKLAND HILLS, LLC, LaSalle Bank National Association as trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2008-C1, Commercial Mortgage Pass-Through Certificates, Series 2008-C1, as successor in interest to Lehmann Brothers Bank FSB c/o Wiseman, Kaplan & Aflalo, LLC.
- b. **HS-14-101** 412 West Bolt Street aka A tract of land situated in the J. F. Ellis Survey, Abstract 490 in the City of Fort Worth, Tarrant County, Texas and being the same tract of land conveyed to North Texas Steal Company, Inc a Texas Corporation, by deed recorded in Instrument No. D205274229 of the Official Public Records of Tarrant County, Texas aka Tr 2B & 3 James F. Ellis Survey A 490 per Tarrant Appraisal District records. Owner(s): 412 W. Bolt, LLC, attn: Kenneth Goldberg and Neil Goldberg. Lienholder(s)/Mortgagee(s): None.

XIII. AMENDMENTS – RESIDENTIAL

- a. **HS-14-71** 3023 North Houston Street and Rear Structure aka LOT 12, BLOCK 80, M. G. ELLIS ADDITION. Owner(s): Genaro Salas Serrano and wife Sabina Cordero Soriano aka Maira Leticia Salas. Lienholder(s)/Mortgagee(s): None.
- b. **HS-14-122** 1254 East Baltimore Avenue aka Lot 14, Block 49, Highland Parks Addition aka Lot 14, Block 49, Highland Park Addition per Tarrant Appraisal District records. Owner(s): Marshallah Rostami aka Masallah Rostimi, Marshallah Rostami aka Masallah Rostami. Lienholder(s)/Mortgagee(s): None.
- c. **HS-14-125** 3136 Sappington Place aka Lot 17, Block 5, Golf Hills Addition. Owner(s): Associate Financial Services Co. Inc. c/o CitiMortgage. Lienholder(s)/Mortgagee(s): None.
- d. **HS-14-127** 5300 Rudd Street and Rear Structure aka Lot 5A, in Block 13, WALTER WILLI 3RD Filing. Owner(s): E.C. Hood aka Esic Hood Estate c/o Bertha E. Wells; c/o Jesse Hillie; c/o Floyd Anthony; c/o Chequetta Carthane German aka Chequitta Carthane German; c/o Lesi Carthane Bonner aka Lesia L. Garthane Bonner; Regginal Carthane; c/o Michael Anthony; c/o Shirley Anthony Hornbuckle; c/o Carol Sue Anthony Bailey, c/o Kirk Anthony c/o Daniel Carthane, c/o Vincent Carthane, c/o Phyllis Jackson Daniel, c/o Sandra Biddings Miller, c/o Willette Biddings Proctor aka Mary Willette Biddings Proctor, c/o Rhonda Biddings Watson, c/o Wileontyne Biddings, c/o Vania Hood Hall, c/o Marcus Anthony, c/o Lucy Renee Anthony Houston, c/o Erika Tynell Anthony King, c/o Marian Yvette Anthony Wair, c/o Marcus Hillie & Unknown Heirs, c/o Michael Hillie & Unknown Heirs. Lienholder(s)/Mortgagee(s): None.
- e. **HS-14-129** 1558 Milam Street and Rear Structures (3) aka Being a part of Block Thirty-five (35) of the town of Ederville and being the same property as described in deeds from Alvah B. and Etai L. J. McKinney to Wilson B. and Melba Marie McKinney recorded in Volume 1814 Page 90, filed July 3, 1946 and Volume 2085 Pg 324, filed May 5, 1949 aka Lots 1 and 2 Block 35, Ederville Addition per Tarrant Appraisal District. Owner(s): Wilson B. McKinney and Melba McKinney Estates Wilson B. McKinney and Melba McKinney Estates c/o Marie McKinney McCormick Wilson B. McKinney and Melba McKinney Estates c/o David Lee McKinney Melba M. McKinney Estate Attn: Michael Kaitcer, Estate Administrator. Lienholder(s)/Mortgagee(s): None.

XIV. CIVIL PENALTIES – RESIDENTIAL

- a. **HS-14-49** 5608 Libbey Avenue and Rear Structure aka Lots No. 35 and 36 in Block 62 of Chamberlain Arlington Heights Second Filing. Owner(s): Irene Alexander aka Irene Jackson Estate and Unknown Heirs, c/o Kenneth Alexander, Earline aka Earlene Alexander McClure, Everlean Alexander, Betty aka Bette aka Bettye Alexander, Gertrude aka Trudy Alexander Franklin. Lienholder(s)/Mortgagee(s): None.
- b. **HS-14-97** 2429 Lowriemore Lane (Primary Structure) aka Lot 7 in Block 8, SOUTHPORT ADDITION. Owner(s): Irene Delores Hill Estate, c/o Sondra K Hill McCray and Iris Gayle Hill Cherry. Lienholder(s)/Mortgagee(s): None.
- c. **HS-14-108** 3633 Millet Avenue aka Lot Twenty (20), Block Two (2), W.J. RAEF SUBDIVISION of Blocks 133, 134 and part of 132 POLYTECHNIC HEIGHTS ADDITION. Owner(s): Mrs. Jeffie F Howard aka Jeffie Fannie Howard aka Fannie Howard Estate. Lienholder(s)/Mortgagee(s): None.
- d. **HS-14-123** 2111 Ellis Avenue (Primary Structure) aka Lot 6, Block 147, NORTH FORT WORTH ADDITION. Owner(s): Angelina Maldonado aka Angeline Maldonado aka Angie Moldonado, Beatrice Perez Louis Arteaga, Sally De La Cruz, Alice Trujillo, Margarit aka Margaret Mercado. Lienholder(s)/Mortgagee(s): None.
- e. **HS-14-130** 201 Sunset Lane (Primary Structure) aka Lot 32 and the North 4' of Lot 33, Sunset Ridge. Owner(s): VMI Properties, LLC Attn: Dennis Henson, President. Lienholder(s)/Mortgagee(s): None.
- f. **HS-13-142** 2820 NW 21st Street and Rear Structure aka Lot 14, Block 130, Rosen Heights 2 (per deeds) aka Lot 14, Block 130, Rosen Heights 2nd Filing per Tarrant Appraisal District records. Owner(s): George Milhim and Jackie Milhim. Lienholder(s)/Mortgagee(s): Charlie and Nellie Hill.

XV. WORK IN PROGRESS

(The Work In Progress category is for information purposes only. No new testimony will be heard.)

- a. **HS-14-45** 8401 West Freeway aka Knight's Inn and Rear Structure aka Lot 2-A-R, in Block 96 of Western Hills Addition, Section 7. Owner(s): Krisha Investments, Inc., attn: Anil Patidar aka Anilkumar Rameshbha Patidar. Lienholder(s)/Mortgagee(s): State Bank of Texas, Trinity Waste Services, c/o Richard J Wallace III, Bluebonnet Waste Control, attn: Lynne M. Lueb.
- b. **HS-14-66** 4514 East Lancaster Avenue aka Lot 1A, Little Place Subdivision. Owner(s): Benito S Gomez and Zerafin S Gomez. Lienholder(s)/Mortgagee(s): None.
- c. **HS-14-67** 1203 Elmwood Avenue aka Lots 26 and 27, in Block 45, of HIGHLAND PARK. Owner(s): Alberto Santiesteban aka Alberto Santiesteban Ochoa. Lienholder(s)/Mortgagee(s): None.
- d. **HS-14-69** 10123 Hicks Field Road aka 1 acre, more or less, out of the Heirs of Benjamin Thomas Survey, Abstract 1497, Tarrant County, Texas and described by metes and bounds in the deed aka Benjamin Thomas Survey A 1497, Tr. 1A04B per Tarrant Appraisal District Records. Owner(s): William Dean Wemken. Lienholder(s)/Mortgagee(s): Jeanelle Anderson, Katenell LLC.
- e. **HS-14-96** 1600 East Cannon Street aka Lot 1, Block 11, GLENWOOD ADDITION. Owner(s): James L Ingram and Lillie M Ingram aka Lillie M Mathis James L Ingram and Lillie M Ingram aka Lillie M Mathis, Lena Faye Owens. Lienholder(s)/Mortgagee(s): None.
- f. **HS-14-100** 2528 Wilkinson Avenue aka Being a part of Lot 1 and 2, Block 38, Sycamore Heights Addition and being the same tract of land conveyed to George M. Williams and Rebecca N. Williams Living Trust by deed recorded in Instrument No. D207152622 of the Official Public Records of Tarrant

County Texas and described by metes and bounds in said deed aka Lot 2A, Block 38, Sycamore Heights Addition per Tarrant Appraisal District records. Owner(s): Patricia Roberts-Harris. Lienholder(s)/Mortgagee(s): Bank of America.

- g. **HS-14-124** 2714 NW 16th Street aka Belmont Park Addition, Blk 91 Lot 17. Owner(s): Ismael Berzoza. Lienholder(s)/Mortgagee(s): None.
- h. **HS-14-131** 3765 Stalcup Road aka Lot 36, BLOCK 2 OUT OF ASTORIA ADDITION. Owner(s): Gerald Roseberry. Lienholder(s)/Mortgagee(s): None.
- i. **HS-14-132** 5104 Sunshine Drive and Rear Structure aka LOT 3, BLOCK 5, PARK VIEW. Owner(s): Elton Fontenot Jr. aka Luther Elton Fontenot Jr. Lienholder(s)/Mortgagee(s): None.

XVI. ABATED CASE

- a. **HS-14-06** 2822 NW 21st Street – Structure razed by Owner

XVII. EXECUTIVE SESSION

The Building Standards Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XVIII. ADJOURNMENT

Fort Worth City Hall and the City Council Chambers are wheelchair accessible. Access to the building and special parking are available at the south end of the building off of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for person who are deaf or hearing impaired, readers, or large print are requested to contact the Code Compliance Department Special Enforcement Division at 817-392-7300, FAX 817-392-6340 or call Fort Worth Customer Service TDD (817) 871-8856 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.